



Community Development Department
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Minutes
WASHINGTON CITY PLANNING COMMISSION
January 6, 2016

Present: Commissioner Smith, Commissioner Shepherd, Commissioner Papa, Commissioner Henrie, Commissioner Martinsen, Commissioner Hardman, Councilman Nisson, Councilman Belliston, Drew Ellerman, Lester Dalton, Kathy Spring, Helena Chamberlain, Brett Chamberlain, Shawna Jo Larkin, Trina Peterson, Bruce Peterson, Denny Milne, Karl Rasmussen, Jim Price, TJ Henrie, Marcella Henrie, Kim Cunningham, Kelly Cunningham, Jason Griffith, Roy Nisson, Janice Nisson, Woody Taylor, Lenny Jones, Mary Ann Jones, Randy Mortenson, Henry Mendoza, Jack Eggen, Tonya Jcsienouki, Scott Jesienouski, Burke Staheli, Ronald Anderton, Mariel Anderton, Don Trotter, Roberta Trotter, Robert Christianson, Marvin Ray, Diana Ray, Inge Boldt, Nillie Boldt, Travis Wilstead, Jessica Wilstead, Gene Webb, Patricia Webb, Marvelie Lund, Glen MacLellan, Heidi MacLellan, Jamie Bybee, Nathan Bybee, Sam Sampson, Kalli Sampson, Seth Shoultes, Shelly Shoultes, Jay Jorgenson, Ida Jorgenson, Paydon Newman, Ron Truman, Tammy Brinkerhoff, Tyler Johnson, Lauren Bergeson, Braydon Bergeson, Brent Martin, Sherrie Staheli, Ryan Robison, Jeff Fullmer, Jill Fullmer, Rich Macalvso, Eric Fleming, Michelle Fleming, Melinda Prior, Dave Prior, Cody Ballantine, Dan Earle, Mick Hardman, Shilo Wilbanks, Yvonne Earle, Thomas Earle, Nicol Wells, Mike Wells, Kelly Blake, Linda Simonson, Kent Simonson, John VanRy, Jean VanRy, Jamie Earle, Jaratt Earle, Wyatt Earle, Tonya Neilson.

Meeting called to order: 5:34 P.M.

Invocation: Commissioner Papa

Pledge of Allegiance: Commissioner Henrie

1. APPROVAL OF AGENDA

A. Approval of the agenda for January 6, 2016.

Commissioner Shepherd motioned to approve the agenda for January 6, 2016.

Commissioner Papa seconded the motion.

Motion passed unanimously.

2. APPROVAL OF MINUTES

A. Approval of the minutes from December 2, 2015.

Commissioner Papa motioned to approve the minutes from December 2, 2015.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

3. DECLARATION OF ABSTENTIONS & CONFLICTS

Commissioner Smith discloses that he lives within the area of item 7-A; he has no gain and will vote.

4. CONDITIONAL USE PERMIT

- A. Public Hearing to consider approval of a Conditional Use Permit C-16-01 request to allow for relief of height of 20 feet on a detached garage located at 1021 Churrea Drive. Applicant: John and Deborah Ballantyne

Background

Drew Ellerman stated the applicant is requesting approval of a Conditional Use Permit for an increase in the height limit on an accessory building, from the maximum allowable height of twenty feet (20'), to a desired height of twenty-nine feet (29'). The project is located at 1021 Churrea Drive.

The new office/storage building will be required to meet the standards as outlined in the city adopted building and fire codes. Staff feels that if those can be met, then the request should be granted for the extend height limit.

Recommendation

Staff recommends that the Planning Commission approve C-15-11, allowing for an extension of the height limit for this particular location, from the stated 20' limit to 29' limit, based on the following findings and subject to the following conditions:

Findings

1. The proposed use, at the particular location, is necessary or desirable to provide a service or facility which will contribute to the general well being of the neighborhood and community; and
2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of the persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and
3. The proposed use will comply with the regulations and conditions specified in this title and associating state and federal titles, for such use; and
4. The proposed use will conform to the intent of the general plan.

Conditions

1. All site improvements shall meet the requirements of City and State adopted codes.
2. All construction on the site will be in accordance with the adopted building and fire codes of the city.
3. Grading permit needs to be applied for and issued prior to construction beginning.

4. A Post Construction Maintenance Agreement will need to be recorded prior to the issuance of a Certificate of Occupancy.

Commissioner Henrie asked about the condition with the fire code.

Mr. Ellerman stated yes there is adequate distance from the street. The parcel is large but most of it is in the flood plain.

Commissioner Hardman asked what is the zone and what does the zone state about this request regarding a conditional use permit.

Mr. Ellerman stated in a PUD accessory buildings are permitted as long as it is 10 ft from primary structure. They are asking for additional 9 feet height and that is why the conditional use permit request.

John Ballentyne stated the new structure is the same height as the house so it will blend.

Commissioner Papa asked what is behind them

Mr. Ballentyne stated it is the river.

Commissioner Smith opened the public hearing

No response.

Commissioner Henrie motioned to close the public hearing.

Commissioner Papa seconded the motion.

Motion passed unanimously.

Commissioner Shepherd stated she went to the site and met two of the neighbors and they didn't have a problem with it.

Commissioner Henrie motioned to approve the conditional use permit with the findings and conditions of staff.

Commissioner Shepherd seconded the motion.

Motion passed unanimously.

5. PLAT AMENDMENT

- A. Public Hearing for consideration and recommendation to City Council for a Plat Amendment for Heritage Fields Subdivision Phase 3 2nd Amended and Extended to extend boundary of the subdivision for Lot 75 located at approximately 1538 South Heritage Fields Drive. Applicant: Mark and Heather Cannon

Background

Drew Ellerman stated the applicant is requesting approval of a second Amended Final plat for the Heritage Fields, Phase 3 subdivision, located at approximately 1538 South Heritage Fields

Drive. This particular second amendment request is solely focused on lot 75 in the platted area of the subdivision, The owners (the Cannon's) are wishing to add more square footage to their lot from the adjoining property owner to the west, that is not already within the subdivision boundary area. Thus the request to extend the boundary through the amended plat process.

Staff has reviewed the proposed second amended final plat and finds it conforms to the zoning at this particular location (PUD); the subdivision is also in conformance to the Subdivision Ordinance of the City. Staff is recommending that the second amendment be recommended for approval.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Second Amended Final Plat for Heritage Fields, Phase 3 subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The amended final plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the amended final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.

Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. Where applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners", shall be changed to read as "Property Owners and/or Home Owners Association".
5. That a post maintenance agreement be recorded prior to the recording of the final plat.

Commissioner Smith opened the public hearing.

No response.

Commissioner Papa motioned to close the public hearing.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

Commissioner Shepherd motioned to recommend approval to City Council with the findings and conditions of staff.

Commissioner Hardman seconded the motion.

Motion passed unanimously.

6. ZONE CHANGE

- A. Public Hearing for consideration and recommendation to City Council a Zone Change request Z-16-01 to change from OS (Open Space) to R-1-8 (Single Family Residential minimum 8,000 sq ft lots) & C-2 (Service Commercial) located at approximately 4300 South Washington fields Road. Applicant: Stephen Simister

Background

Drew Ellerman stated the applicant is requesting approval to change the zoning of approximately 24.12 acres, located approximately at 4300 South Washington Fields Road. The requested change is from the current zoning of Open Space (OS) to the proposed Single-Family Residential - 8,000 sq. ft. min. (R-1-8) zoning designation and C-2 (Service commercial. The (R-1-8) request is for the purpose of developing the parcel into a single family subdivision at a future date.

The General Plan Land Use Designation for this location is Medium Density Residential (MD), which carries a 4.5 - 5.5 dwelling unit per acre density ratio. The surrounding zoning to this parcel is R-1-8 to the north, Open Space (OS) to the east and South, and Agricultural-20 to the west.

Staff has reviewed the requested zone change and finds it to conform to the General Plan and the Zoning Ordinance.

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-16-01, for the zone change request from Open Space (OS) to the proposed Single-Family Residential - 8,000 sq. ft. min. (R-1-8) and C-2 (Service Commercial), to the City Council, based on the following findings.

Findings

1. That the requested zoning conforms to the intent of the land use designation of the General Plan.
2. The utilities that will be necessary for this type of development will be readily accessible to the site.

Commissioner Smith asked what is the approximate acreage for the commercial parcel.

Mr. Ellerman stated approximately 2 plus something acres. They left the open space because of the type of terrain.

Commissioner Henrie asked where the entrance is located for the Sandia Nursery.

Mr. Ellerman stated just north of this.

Commissioner Smith opened the public hearing.

No response.

Commissioner Hernie motioned to close the public hearing.

Commissioner Papa seconded the motion.

Motion passed unanimously.

Commissioner Papa motioned to recommend approval to City Council with the recommendation and findings of staff including the C-2 portion of the request.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

- B. Public Hearing for consideration and recommendation to City Council a Zone Change request Z-16-02 to change from R-1-6 (Single Family Residential minimum 6,000 sq ft lots to PUD (Planned Unit Development) located at approximately 190 West 300 North. Applicant: Jim Price

Background

Drew Ellerman stated the applicant is requesting approval to change the zoning of approximately 0.958 acres, located approximately at 190 West 300 North. The requested change is from the current zoning of Single-Family Residential - 6,000 sq. ft. min. (R-1-6) to a proposed Planned Unit Development (PUD) zoning designation. The (PUD) request is for the purpose developing the parcel into a multi-family townhome/apartment project.

The General Plan Land Use Designation for this location is Medium High Density Residential (MHD), which carries a 7 - 12 dwelling unit per acre density ratio. The proposed project would have an 8.35 dwelling unit per acre ratio, well within the General Plan stated density. The surrounding zoning to this parcel is R-1-6 to the west and south, Mobile Home Park (MH) to the east, and Interstate-15 to the north.

This parcel recently applied for the R-3 (Multi-family Residential) zoning designation and was denied, it was mentioned that a PUD may be more of a possibility. So the applicant is back with this proposal.

Staff has reviewed the requested zone change and finds it to conform to the General Plan and the Zoning Ordinance.

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-16-02, for the zone change request from Single-Family Residential - 6,000 sq. ft. min. (R-1-6), to the proposed Planned Unit Development (PUD), to the City Council, based on the following findings.

Findings

1. That the requested zoning conforms to the intent of the land use designation of the General Plan.

2. The utilities that will be necessary for this type of development will be readily accessible to the site.

Commissioner Smith asked if they are single car garages.

Mr. Ellerman answered yes.

Commissioner Henrie asked about the materials.

Mr. Ellerman stated stucco and tile roofing.

Commissioner Hardman asked about the surrounding area and if there are homes already there.

Mr. Ellerman showed on the overhead the surrounding area.

Commissioner Henrie asked what is to the left of this parcel.

Mr. Ellerman stated there are three homes.

Commissioner Papa asked about the drainage.

Mr. Ellerman explained that is why there is so much green. This was at one time the Silverado Condo and was approved as Condos but they didn't continue with the recording and it was expensive to do the sprinkling system. There are drainage issues and that is going to be addressed.

Commissioner Papa stated he thought there had been issues with drainage before.

Commissioner Shepherd asked if with a PUD are they approving the design, colors and materials.

Mr. Ellerman stated what is presented tonight is what is approved.

Commissioner Shepherd asked if they could request something different.

Mr. Ellerman stated they could ask the applicant. That is what is great about PUD's they are custom and can be changed.

Commissioner Shepherd asked if the building looks different from the original design.

Mr. Ellerman stated it is different from the condos. One of the reasons is that the condos would require a sprinkling system and that was too expensive.

Commissioner Shepherd asked if they added the park as one of the PUD requirements.

Mr. Ellerman answered yes.

Commissioner Hardman asked what the PUD ordinance requirements are.

Mr. Ellerman stated when he reviews a request he has to make sure all the requirements are met before he presents it to the Planning Commission and City Council.

Commissioner Smith asked if they are also to approve the landscaping.

Mr. Ellerman stated yes and with a PUD there is more ability to approve the elevations and with a R-3 you don't approve the elevations. He stated they have to build within the 18 months or it will expire and would turn back to the original zone.

Commissioner Shepherd asked the applicant about the materials and color.

Jim Price showed samples of the materials and the colors.

Commissioner Shepherd asked about the materials of the posts.

Mr. Price stated brown stucco around the porch posts.

Commissioner Shepherd stated she voted for it the last time so she didn't have a problem with the density. She would like to know more about the elevations because it is too basic on the elevations with a higher density.

Mr. Price stated the units are about 1,500 sq foot and that limits them because of the drainage area.

Commissioner Shepherd asked if they would be willing to make some changes.

Mr. Price stated they would be willing to add some rock.

Randy Mortenson owner of the property stated he would change the elevations for the front porches. He stated landscaping would change the appearance as well. There are some of the trees to the west that will remain and to the northeast.

Commissioner Henrie asked if there would be a wall.

Mr. Mortensen stated to the west side that is where the water is. Next to the mobile homes the owner said he would go in on the wall and that is the only area that a wall would be needed, that is yet to be determine.

Commissioner Henrie stated it is an eye sore right now and he appreciates their efforts.

Mr. Mortenson stated they have to do the improvements and there are garages and extra parking so there isn't parking on the street.

Commissioner Smith asked the width of the street

Karl Rasmussen stated it is a 24 feet road.

Mr. Price stated comments from City Council were parking and they have added extra parking.

Commissioner Hardman asked if there would be CC&Rs to address parking.

Mr. Mortenson stated with a PUD they have to do CC&Rs.

Commissioner Smith asked if they would be requiring them to park in the garage and not use the garages for storage.

Mr. Mortenson answered no.

Commissioner Henrie asked if they would do a little rock to make it look better.

Mr. Mortenson stated they could.

Commissioner Shepherd stated she likes the shutter idea.

Mr. Mortenson stated they could. He stated they would make it look better with some rock.

Commissioner Shepherd asked if they could make some recommendations before City Council.

Mr. Mortenson answered they would be good with that.

Commissioner Shepherd suggested they do something to the windows to add to the appearance.

Commissioner Papa asked if there is a street light in that area.

Mr. Ellerman stated there would have to be a streetlight.

Commissioner Shepherd stated the south elevation is seen from the street.

Mr. Price stated they could do some wanes coating.

Commissioner Henrie stated he thinks it looks better with the rock.

Commissioner Smith opened the public hearing.

Henry Mendoza stated he owns the mobile home park. He asked about the old trees.

Commissioner Smith stated they indicated they would try to keep as many of the trees as possible.

Commissioner Shepherd motioned to close the public hearing.
Commissioner Papa seconded the motion.
Motion passed unanimously.

Mr. Price stated they would try to keep some of the trees.

Commissioner Papa asked about the curb and gutter.

Mr. Mortenson stated they would have to do the curb and gutter to the existing street.

Commissioner Papa stated the existing home might not have curb and gutter.

Commissioner Papa motioned to recommend approval to City Council with the findings and recommendation of staff with the additional elevation changes before City Council Meeting.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

7. GENERAL PLAN AMENDMENT

- A. Public Hearing for consideration and recommendation to City Council for a General Plan Amendment G-16-01 request to amend Southern portion of W-5-2-26-1403 and parcels W-5-2-26-13011 and W-5-2-26-1302 from LD Low Density to C-1 Community Commercial located at approximately 2000 South Washington Fields Road. Applicant is Washington City.

Background

Drew Ellerman stated the applicant is seeking to amend the General Plan Land Use Map in the area located at the northwest corner of 2000 South and Washington Fields Road. The requested area covers approximately 34(+/-) acres. The current Land Use designation is Low Density Residential (LD). The requested change is to the Community Commercial (CCOM) General Plan Land Use Designation, as shown in the exhibit attached to this report.

The request to amend these parcels, is for possible future commercial development in the area.

The current surrounding General Plan Land Use designations are Low Density Residential to the south, east and west, also including Civic to the east (the two LDS Chapels), and Open Space to the north. Staff has reviewed the request and has no concerns with this proposal.

Recommendation

Staff recommends that the Planning Commission recommend approval of G-16-01 to amend the General Plan Land Use Map as outlined above, to the City Council.

Commissioner Smith stated for the benefit for the citizen present could Mr. Ellerman show the General Plan and what the definition is for Community Commercial.

Mr. Ellerman read from the General plan the definition for what is current and the Community Commercial.

Commissioner Hardman asked if the city is the one that follows the General Plan.

Mr. Ellerman stated the applicants must go with what the General Plan calls out and that is why there are amendments from time to time. He stated they could add to their motion that only a C-1 or C-2 can be in this area.

Commissioner Henrie asked Mr. Ellerman to review the C-2 and C-3 zoning.

Mr. Ellerman reviewed the ordinance for C-2, he stated what is permitted in C-2 includes permitted use of AP and C-1. He reviewed the ordinance for C-3, which also includes permitted use of AP, C-1 and C-2. He reviewed the Conditional Use Permit portion of the ordinance.

Commissioner Smith opened the public hearing. He stated he would like to set some rules; that people don't repeat what has already been said and no public clamor.

Shauna Jo Larkin stated Mr. Ellerman mentioned dots what are those dots.

Commissioner Smith stated in the Open Houses there were maps and the dots were place on the map where people thought commercial would be best located.

Ms. Larkin asked about gas station.

Mr. Ellerman stated gas stations are allowed in a C-1 with a conditional use permit.

Ms. Larkin asked if there were other property's brought forth for commercial or is this the only one at this time.

Commissioner Smith stated there have been discussion but no action at this time.

Ms. Larkin asked if there is a way an opinion can be expressed without having to listen to everyone.

Commissioner Hardman stated there could be a raise of hands.

Commissioner Smith stated he appreciates the suggestions. He just didn't want to listen to the same thing over and over.

Patricia Webb stated the comment was made about lack of revenue and what about the vacant property along Telegraph.

Mr. Ellerman stated there was a created district for the downtown to help people come in if they wanted commercial but there was such an uproar that the city took it off. He stated the city has tried to get commercial. There isn't a lot of vacant commercial along Telegraph. The problem is along Telegraph there are medians that UDOT put in before the city obtained Telegraph from them and it is difficult to get to he businesses.

Burke Staheli stated he has lived in Washington City for 55 years. He stated he went to the General Plan to read the context. He stated the General Plan states it should be compatible to the neighborhoods. He stated he lives in the Fields for a reason and knew he would have to travel to stores to make purchases. He stated he appreciates the Planning Commission for listening to them and asks them to deny this request.

Don Charter stated he doesn't want this General Plan amendment and agrees with Mr. Staheli. He suggests the commercial stay next to the new Lin's.

Commissioner Smith stated that is in St George.

Woody Taylor stated he is in Law Enforcement. He stated he feels they were misrepresented at the open house. He stated they don't want commercial in the Fields at all. The trees are disappearing along the Fields Road. He stated they know where to go to make purchases. He stated law enforcement has highest problems in commercial areas. He stated exit 13 is a good place for commercial.

Ron Truman stated this year the parcel across the street went through General Plan and zoning changes back to residential. He stated the problem is the city needs to look at commercial in other places. He stated the traffic along Sandia is a big problem. Back in 2005 it was determined to keep the fields the fields with residential. Commercial is contrary to what people want in this area.

Glen MacLellan stated he lives across from this. He stated people shouldn't be lazy; they should go to make the purchases. He stated there are other areas that would bring in better commercial that would bring in more taxes. This is not a good location for commercial.

Nathan Bybee asked what the city wants to put in this area?

Tammy Brinkerhoff stated that Washington City in the Fields is the most desirable and that Dixie Power is cheaper.

Diane Wright stated she watches deer from her home. She stated the children that walk to school would have problems with more traffic.

Danny Milne stated he lives 20 feet from this proposal. He stated comparing Washington City with St George is inappropriate. The revenue from Washington County comes from St George. There is a reason why they live in Washington City.

Ryan Robison lives in Meadows and didn't get notice.

Commissioner Smith stated it is 300 feet radius of the property.

Mr. Robison asked if something could be done to change the noticing. He stated 10% put a dot on the map and the property owner isn't the applicant.

Commissioner Hardman asked if there is anyone present that would like to have commercial. No response.

Commissioner Papa asked for opinion for tax revenue.

Burke Staheli stated people need to learn to live within their means.

Commissioner Papa stated families need to be taught that. He stated there needs to be more input for more revenue.

Sheerie Staheli asked if the notice is ever been for 500 feet. She stated there wasn't a sign on the property.

Commissioner Smith stated St George is 500 Feet but Washington City is 300 Feet.

Mr. Ellerman stated there isn't a specific rule for placing a sign on the property. The signs usually disappear or the weather destroys them.

Ms. Staheli asked about the branding for the city and that cost money.

Brett Chamberlain lives near the property. He stated looking at ideas there is confusion where the boundaries are located.

Rich Macalvso stated the size is larger than what is being shown.

Mr. Ellerman stated it didn't include the knoll.

Mr. Macalvso stated he feels per the size of Washington City and the existing commercial why is the city concerned about more revenue.

Commissioner Smith stated the city is looking at the future and in 30 years there will need for more commercial. He stated he doesn't feel it is right for the applicant to be Washington City.

Ida Jorgensen stated there should be a committee to say where the growth should be.

Commissioner Smith stated about 3 to 4 years ago there was an amendment to the General Plan where the committee gave input for commercial.

Ms. Jorgensen stated this isn't the right place for commercial and won't bring in the right people in this area.

Kent Simonson stated he moved recently to the Settlers Crossing. He stated he move here because of the peace and quiet. He stated since Mall Drive the traffic on Sandia has increased and would rather commercial not be put in this area.

Commissioner Hardman motioned to close the public hearing.

Commissioner Smith stated he would allow a few more comments.

Shauna Jo Larkin stated she works for Remax and works for the people in Washington Fields and they move there because there isn't commercial. There isn't a need for commercial in the fields. This isn't a wise use of land.

Gene Webb stated his neighbor got a letter but he didn't. He stated Mr. Ellerman commented on the medians on Telegraph and there is a lot of traffic because of the churches in this area, is there going to be medians in front of the churches.

Commissioner Hardman motioned to close the public hearing.
Commissioner Papa seconded the motion.
Motion passed unanimously.

Commissioner Smith stated he agrees that he is a NIMBY (Not in my back yard). He stated the new Lin's area is going to include other businesses. He stated he wouldn't likely purchase a property along Washington Fields Road. He stated that his concern is that the city is the applicant and the property owner didn't comment.

Commissioner Hardman stated this is new due to him being new to the commission. He stated what he noticed about this proposal, it doesn't meet the flow in density. He stated he isn't happy with some of the zone changes in his area and would suggest more community involvement.

Commissioner Shepherd stated her concern is for those along Heritage Fields Road.

Commissioner Henrie stated he feels the area is too large. He stated he could see some commercial along Washington Fields Road and he feels there should be some commercial in the Fields Area and he lives out there. He stated he would prefer smaller business area.

Commissioner Papa stated he wants to listen to the voice of the people and revenue will come.

Commissioner Martinsen stated this is a large parcel for commercial in residential neighborhood. He stated there needs to be some commercial in the Fields.

Commissioner Henrie asked if they could table this so they could hear from the property owner.

Commissioner Smith stated there are options change proposal, recommend denial or approval or they can table with specific reasons to table it.

Commissioner Hardman stated he is ready to deny it.

Commissioner Shepherd stated the comments were no commercial.

Commissioner Papa stated he doesn't live in the area but has some suggestions for the area.

Commissioner Smith said he normally he would ask the applicant if they want to make changes.

Commissioner Shepherd motioned to recommend denial to City Council because it doesn't meet the character of the area.

Commissioner Hardman seconded the motion.

Commissioner Papa Aye

Commissioner Henrie Nay. He would like more information and would prefer to table the item.

Commissioner Smith Aye

Commissioner Shepherd Aye

Commissioner Hardman Aye

Vote passed 4 -1.

Commissioner Henrie stated he appreciates the public and their comments.

Commissioner Papa stated when there is a good turn out it seems it is opposing something. He stated he would like to see more public involvement.

8. DISCUSSION ITEMS

- A. Training and Discussion of Planning Commission Washington City Ordinance Title 9 Chapter 3, Planning Commission Powers, Duties and Terms.

Item tabled to next meeting due to time.

Commissioner Shepherd motioned to adjourn the Planning Commission Meeting.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

Meeting adjourned: 8:17 PM

Attested to:


Kathy Spring, Zoning Technician

Washington City

Signed by:


Jason Smith, Chairman